**THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, AUGUST 11, 2025, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, CIRCO, ENGERT, HOLMAN, AND MILLS. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY CLERK ERICA HILL.**

## 1. Call to Order

Mayor Turnbow called the meeting to order at 6:00 p.m.

## 2. Roll Call

City Clerk Erica Hill called roll; quorum present to conduct business.

## 3. Pledge of Allegiance

## 4. Presentation/Awards

## 5. Personal Appearances

Mayor Turnbow recognized State Representative Bill Irwin in attendance.

## 6. Staff Reports

Development Services Director David Gress reviewed the staff report included in the Council packet.

Councilmember Baker asked the status of Dean Avenue and 195th Street. Public Works Director Trent Salsbury stated it opened today.

Councilmember Baker asked where the reporting of vehicles blocking the sidewalk could be found. City Manager Jim Feuerborn stated those would be reported and addressed through the Police Department. Councilmember Circo added that Chief Wilson has done a great job in the past of notifying residents of vehicles that need to be moved.

Chief of Police Jim Wilson provided information on the next session of the Citizens Police Academy. He answered questions from Council.

City Manager Jim Feuerborn announced the Fiscal Year 26 proposed budget will be presented at the August 18 work session.

## 7. Committee Reports

## 8. Consent Agenda

**A. City Council Regular Meeting minutes, July 28, 2025**
**B. Arts Commission Appointments**
1. **Resolution 25-39: Appointment of Larry Hightower to the Arts Commission**
2. **Resolution 25-40: Reappointment of Jessica Berry to the Arts Commission**
3. **Resolution 25-41: Reappointment of Cheryl Cunningham to the Arts Commission**

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Holman to approve the Consent Agenda as presented.

**DISCUSSION:** None

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| **VOTE:** | Councilmember Abdelgawad | Aye |
| | Councilmember Baker | Aye |
| | Councilmember Barber | Aye |
| | Councilmember Burke III | Aye |
| | Councilmember Circo | Aye |
| | Councilmember Engert | Aye |
| | Councilmember Holman | Aye |
| | Councilmember Mills | Aye |

**9. Unfinished Business**

**A. <u>Bond Defeasance General Obligation Series 2017</u>**

**BILL 3980: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE REDEMPTION OF THE OUTSTANDING GENERAL OBLIGATION BONDS SERIES 2017 AND CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH."**

City Clerk Erica Hill conducted the second reading of Bill 3980 by title only.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3980 by title only.

**DISCUSSION:** None

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| **VOTE:** | Councilmember Abdelgawad | Aye |
| | Councilmember Baker | Aye |
| | Councilmember Barber | Aye |
| | Councilmember Burke III | Aye |
| | Councilmember Circo | Aye |
| | Councilmember Engert | Aye |
| | Councilmember Holman | Aye |
| | Councilmember Mills | Aye |

Mayor Turnbow announced the motion carried and declared Bill 3980 as **Raymore City Ordinance 2025-047.**

**10. New Business**

**A. <u>Setting the 2025 Tax Levy (public hearing)</u>**

**BILL 3982: "AN ORDINANCE PURSUANT TO SECTION 67.110 OF THE REVISED STATUTES OF MISSOURI LEVYING GENERAL AND SPECIAL TAXES IN THE CITY OF RAYMORE, MISSOURI, FOR THE YEAR 2025."**

City Clerk Erica Hill conducted the first reading of Bill 3982 by title only.

Mayor Turnbow opened the public hearing at 6:08 p.m. and called for a staff report.

Finance Director Elisa Williams provided a review of the staff report included in the Council packet. Each year, the City is required by the State Auditor's office to calculate and set our tax levy. This requirement must be recorded with the County Clerk no later than September 1. In odd numbered years, the Assessor's Office reassesses properties to account for changes in value. In even numbered years, the assessed valuation may increase based upon new construction. The basic theory of the Hancock Amendment is that the City revenue from property tax in the General Fund and Park Fund should be revenue neutral from year to year for non-growth related increases in assessments. There is an allowance for inflation and this year that rate is 2.9% and is provided by the State Auditor. This means that typically as assessments from non-growth increase, then the levy decreases. The opposite is true when assessed values decrease. The General Fund Levy for 2025 is calculated to be $0.3702 per $100 of assessed valuation. The Park Fund Levy is calculated to be $0.0996 per $100 of assessed valuation. The Debt Service Levy is the same as the last several years at $0.7170 per $100 of Assessed valuation. This is due to a voluntary roll-back. The total city Tax Levy is recommended to be $1.1868 in total.

City Manager Jim Feuerborn added that last year the General Fund was $0.3962 and the Park Fund was $0.1066, reducing the levy by $0.0886.

Mayor Turnbow opened the floor for public comment. Hearing none, he closed the public hearing at 6:12 p.m.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 3982 by title only.

**DISCUSSION:** Councilmember Abdelgawad reiterated this is a reduction of $0.0886.

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| **VOTE:** | Councilmember Abdelgawad | Aye |
| | Councilmember Baker | Aye |
| | Councilmember Barber | Aye |
| | Councilmember Burke III | Aye |

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| Councilmember Circo | Aye |
| Councilmember Engert | Aye |
| Councilmember Holman | Aye |
| Councilmember Mills | Aye |

**B. 37th Amendment to Unified Development Code - Chapter 435 Signage (public hearing)**

**BILL 3981: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE 37TH AMENDMENT TO THE UNIFIED DEVELOPMENT CODE, REPEALING AND REPLACING CHAPTER 435 TO ESTABLISH SIGNAGE REGULATIONS FOR THE CITY THAT PROMOTE CONSTITUTIONAL FREE SPEECH PROTECTIONS."**

City Clerk Erica Hill conducted the first reading of Bill 3981 by title only.

Mayor Turnbow opened the public hearing at 6:13 p.m. and called for a staff report.

Development Services Director David Gress provided a review of the staff report included in the Council packet. In March 2024 and in subsequent work sessions, City staff presented an overview of the City's sign code to the City Council regarding revisions that would be necessary to bring the Code into compliance with recent rulings of the U.S. Supreme Court regarding content-based regulations and freedom of speech protections as they relate to the City's adopted sign regulations. Areas of focus include the City's current regulations on temporary signage, which currently provide regulations based on commercial and non-commercial messages for political signs, real estate signs, business signs etc., as well as a review of permanent signage regulations. In September 2024, staff also presented a draft sign code to the Planning and Zoning Commission as part of the 2024 Annual Review of the Unified Development Code. City staff has drafted the 37th amendment to the Unified Development Code, which proposes to repeal the existing signage regulations in Chapter 435 in their entirety and replace them with new regulations that are not content-based and provide for more flexibility in allowable signage types, while establishing clear requirements for signage placement, construction, and maintenance. For the record, this public hearing was published in the July 24, 2025 edition of The North Cass Herald. At its July 15, 2025 meeting, the Planning and Zoning Commission voted 8-0 to accept the proposed findings of fact and forwarded the request to the City Council with a recommendation of approval.

Councilmember Baker stated the basis of this amendment more than anything is the Supreme Court case Reed vs. Town of Gilbert (2015) and the understanding that any sign regulation that is content-based is subject to scrutiny and is going to be unconstitutional.

Councilmember Holman called a point of order stating that this was a time for questions of staff not for statements or debating the item.

Mr. Gress added that staff researched other cities' codes as recommended by Council that were mentioned at previous work sessions that had already updated these regulations.

City Attorney Jonathan Zerr added that Councilmember Baker handed him a 15 page document of questions and concerns, stating he is not prepared from a legal perspective to provide a response to that at this time, however, he stated he can answer individual questions. He stated Councilmember Baker identified a couple of issues with regard to whether or not it's a discrimination based upon preferential treatment for one entity versus another; the real issue is whether or not we judge something by the content.

Mr. Gress stated that the current sign code regulates signs by message and this amended sign code would regulate based on the type of sign, size, structure, materials, how it's built, how it's maintained, etc.; not the content of the sign, but the construction of the sign.

Mayor Turnbow opened the floor for public comment.

Terry Woods, 309 N. Park Dr., discussed having a sign on cars, election signs, sign permits, enforcement, and portable or handheld signs.

Adam Campbell, 109 Silverlake Cir., stated this is overkill and doesn't see the need, that he uses his yard as a voice, and discussed security signs, garden signs, flags, and inflatables.

Mayor Turnbow closed the public hearing at 6:33 p.m.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 3981 by title only.

**DISCUSSION:** Councilmember Burke asked how long this discussion has been going on and asked for a redline version to show the changes.

City Manager Jim Feuerborn stated the initial discussion began in the Planning and Zoning Commission as early as February 2016 and has been ongoing for 3 years with the Council as the state statute has been put in place.

Councilmember Baker noted the complexity of this issue when applying Supreme Court decisions and state statute. We cannot have a sign code if it's content-based. He provided comparisons between open houses, election seasons, grand openings, and real estate signs, noting that putting a time frame on these types of signs is basing them on their content. He stated if a city official has to read the sign to determine what code applies to it, it is more than likely unconstitutional. He cited examples of contradictions in the code regarding flag poles and temporary event signs. He questioned the enforcement component of these ordinances, stating the trouble that could come if they were not enforced equally. He noted the election sign time frame of 30 days prior to and 5 days after allowing three additional signs,

noting you can't say political signs, stating what other signs would be out during an election period, and what would prevent someone from putting out a campaign sign in November for an election in April. He stated the interpretation of indecent and immoral is vague and subjective and should be defined in the code. He feels if we pass this as it is there will be legal scrutiny and could cost the city and taxpayers hundreds of thousands of dollars in legal defense for not doing this correctly. He stated he would have preferred to discuss this item in a work session as Council technically didn't see this until last Thursday, although we could have looked at the Planning and Zoning Commission materials. He mentioned that the boy scouts have a fundraiser of placing flags in yards for holidays and this new ordinance will not allow that anymore as they are placed in the public right-of-way. He reiterated the enforcement aspect of the sign ordinance, noting that people put signs up on Fridays and get the benefit of a free weekend by placing them on busy corners, but those placing them on a weekday have them removed because staff sees the signs.

Councilmember Mills stated there was a work session after the April election with discussion focusing more on political signs. He thought the topic would come back to the Council at a work session before a regular meeting. He said the way it was presented to the Planning and Zoning Commission appeared that the Council was supportive of this. He wanted to discuss allowing home occupation signs and has an amendment and documentation prepared to propose that amendment. He feels this should go back to a work session for further discussion, then go back to the Planning and Zoning Commission.

**MOTION:** By Councilmember Baker, second by Councilmember Mills to refer the 37th amendment to the Unified Development Code regarding signage to the Planning and Zoning Commission for further independent legal review to ensure full compliance with applicable constitutional 1st amendment standards, including content-neutrality requirements under Reed v. Town of Gilbert (2015).

Mr. Feuerborn asked for clarification if independent legal review means outside counsel, noting that current legal counsel has reviewed and been active in writing the proposed amendment.

Councilmember Baker stated as complex as this is, he'll leave that up to staff's discretion.

Mr. Zerr stated he doesn't believe staff would have discretion to be able to retain additional legal counsel. That would have to be an action of the Council.

**MOTION TO AMEND:** By Councilmember Baker, second by Councilmember Mills to strike "independent" from motion to refer.

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| **VOTE MOTION TO AMEND:** | Councilmember Abdelgawad | Aye |
| | Councilmember Baker | Aye |
| | Councilmember Barber | Nay |
| | Councilmember Burke III | Nay |
| | Councilmember Circo | Aye |

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| Councilmember Engert | Aye |
| Councilmember Holman | Nay |
| Councilmember Mills | Aye |

**MOTION AS AMENDED:** By Councilmember Baker, second by Councilmember Mills to refer the 37th amendment to the Unified Development Code regarding signage to the Planning and Zoning Commission for further legal review to ensure full compliance with applicable constitutional 1st amendment standards, including content-neutrality requirements under Reed v. Town of Gilbert (2015).

Councilmember Holman asked who Councilmember Baker would recommend to do the review.

Councilmember Baker stated staff would be responsible.

Councilmember Holman stated staff has already done this.

Councilmember Abdelgawad stated she is not in favor of the motion to refer. Staff has worked hard on this and our city attorney has reviewed it. She stated when you look at the piece as a whole everything seems defined, but when you take pieces out of context it could appear that there are conflicts.

Discussion ensued.

**VOTE ON MOTION TO REFER AS AMENDED:**

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| Councilmember Abdelgawad | Nay |
| Councilmember Baker | Aye |
| Councilmember Barber | Nay |
| Councilmember Burke III | Nay |
| Councilmember Circo | Aye |
| Councilmember Engert | Nay |
| Councilmember Holman | Nay |
| Councilmember Mills | Aye |

**MOTION TO AMEND:** By Councilmember Mills, second by Councilmember Baker to amend Bill 3981 to allow home occupational signs in residential neighborhoods as follows:

Removing Section 435.130(E)(12) which prohibits "Home Occupation Signs" and by adding a new subsection under 435.060(1)—"Residential District and Uses"— to permit one (1) non-illuminated, permanent or temporary sign on a lot with a permitted home occupation, subject to the following standards:
1. The sign shall not exceed six (6) square feet in area and four (4)feet in height.
2. The sign shall be located entirely on private property, outside of any public right-of-way or sight triangle.
3. The sign may be freestanding or wall-mounted.
4. Materials shall be durable and weather-resistant.

5. No content-based restrictions shall be imposed; the sign may display any lawful, non-obscene message.

Mr. Zerr stated that number 5 is a content-based issue and should remove the last part of that sentence and put a period after imposed.

**MOTION TO AMEND:** By Councilmember Mills, second by Councilmember Baker to strike from 5 "the sign may display any lawful, non-obscene message."

**VOTE ON MOTION TO AMEND:**

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| Councilmember Abdelgawad | Nay |
| Councilmember Baker | Aye |
| Councilmember Barber | Nay |
| Councilmember Burke III | Nay |
| Councilmember Circo | Aye |
| Councilmember Engert | Nay |
| Councilmember Holman | Nay |
| Councilmember Mills | Aye |

Councilmember Circo stated as an independent homebased business he would like to have a sign in his yard advertising his business. He stated he's had a lot of business owners contact him to be able to put signs in their yard. He was under the impression there would be a discussion at a work session.

Councilmember Baker stated that a home occupation sign is an example of a content-based sign being treated differently than any other sign.

Mr. Gress clarified that currently the code only allows commercial messages in residential areas pertaining to the sale or lease of a premises, a message for a business that is completing construction, remodeling, or home improvement work upon the property, or a message relating to the occasional sale, garage sale, or yard sale held in compliance with all city regulations. He stated he had a chance to review the last section of the code. He concurred that Section 435.130(E)12 under the prohibited signs should be struck from this code because home occupation signs are not intended to be regulated. He clarified that there can be 4 signs on each property as long as they comply with the size, location, and construction, and 3 additional signs during election times.

Councilmember Abdelgawad stated that the motion on the floor would allow a 6 foot sign in the neighbor's yard would not be good, but striking 435.130(E)12 solves this issue.

Discussion ensued.

Councilmember Mills withdrew the motion to amend and Councilmember Baker withdrew his second.

**MOTION TO AMEND:** By Councilmember Abdelgawad, second By Councilmember Holman to amend Bill 3981 to strike Item (E)12 from Section 435.130.

**VOTE ON MOTION TO AMEND:**

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| Councilmember Abdelgawad | Aye |
| Councilmember Baker | Aye |
| Councilmember Barber | Aye |
| Councilmember Burke III | Aye |
| Councilmember Circo | Aye |
| Councilmember Engert | Aye |
| Councilmember Holman | Aye |
| Councilmember Mills | Aye |

**DISCUSSION:** Councilmember Baker asked when election signs can be placed.

Mr. Gress stated that four total signs can be placed at any time and during election cycles three additional signs can be placed.

Councilmember Barber asked if HOAs can regulate signs. Mr. Zerr stated HOAs can have their own regulations, but it's up to their legal council to enforce.

**MOTION TO AMEND:** By Councilmember Baker, second by Councilmember Baker to include a provision under Chapter 435 allowing the temporary placement of American flags in the public right-of-way in residential neighborhoods by civic and youth organizations, including Boy Scout Troop 315, for purposes of patriotic and ceremonial observances, consistent with past practice and subject to reasonable time, place, and manner regulations for public safety.

Councilmember Burke asked if this was permitted under signs exempt from regulation, temporary exempt temporary event signs placed by public, charitable, religious, or fraternal organizations provided they do not exceed the size, height, and area regulations.

Mr. Gress stated yes, it just couldn't be placed in the right-of-way.

Councilmember Abdelgawad stated we shouldn't be naming specific organizations in our city code.

Mr. Gress discussed the differences between flags and quill signs and how they can be displayed and hung.

Mr. Zerr expressed concerns of the distinction of specifying an American flag and a particular organization, as they are both content.

Councilmember Circo asked if the motion should be amended to strike the specific Boy Scout troop.

Mr. Zerr stated flags are allowed to be placed on personal property at this time, just not in the right-of-way. His suggestion for an amendment would be to strike out "American" to include all flags.

Discussion ensued.

**VOTE ON MOTION TO AMEND:**

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| Councilmember Abdelgawad | Nay |
| Councilmember Baker | Aye |
| Councilmember Barber | Nay |
| Councilmember Burke III | Nay |
| Councilmember Circo | Nay |
| Councilmember Engert | Nay |
| Councilmember Holman | Nay |
| Councilmember Mills | Nay |

**VOTE ON ORIGINAL MOTION AS AMENDED:**

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| Councilmember Abdelgawad | Aye |
| Councilmember Baker | Nay |
| Councilmember Barber | Aye |
| Councilmember Burke III | Aye |
| Councilmember Circo | Aye |
| Councilmember Engert | Aye |
| Councilmember Holman | Aye |
| Councilmember Mills | Aye |

**C. <u>Setting Required Restricted Fund Balance</u>**

**RESOLUTION 25-38: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, ADOPTING A POLICY TO HOLD SEVENTEEN AND A HALF PERCENT OF DEPARTMENTAL OPERATING EXPENDITURES IN THE CITY'S ANNUAL OPERATING BUDGETS IN RESERVE."**

City Clerk Erica Hill conducted the reading of Resolution 25-38 by title only.

Finance Director Elisa Williams provided a review of the staff report included in the Council packet. Each year, the City holds an amount equivalent to twenty percent of the departmental operating expenditures in the General Fund, Park Fund and Enterprise Fund in reserve, in order to be prepared for emergency circumstances. These funds become restricted and unable to be used for one-time expenses. In 2010, Resolution 10-70 was adopted to set the policy of a twenty percent reserve. The Government Finance Officers Association (GFOA) recommends between five and fifteen percent of operating expenses be held in restricted reserve. The City Manager recommends that the amount held in restricted reserve be reduced to seventeen and a half percent in the operating funds: General Fund, Public Safety Sales Tax Fund, Park Fund and the Enterprise Fund.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Holman to approve the reading of Resolution 25-38 by title only.

**DISCUSSION:** None

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| **VOTE:** | Councilmember Abdelgawad | Aye |
| | Councilmember Baker | Aye |
| | Councilmember Barber | Aye |
| | Councilmember Burke III | Aye |
| | Councilmember Circo | Aye |
| | Councilmember Engert | Aye |
| | Councilmember Holman | Aye |
| | Councilmember Mills | Aye |

**D. <u>Missouri Highways and Transportation Commission/Missouri Coalition for Roadway Safety Grant</u>**

**RESOLUTION 25-37: "A RESOLUTION OF THE RAYMORE CITY COUNCIL ACCEPTING FUNDING IN THE AMOUNT OF $6,811 THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE STRATEGIC HIGHWAY SAFETY PLAN PROGRAM AND AUTHORIZING THE CITY MANAGER TO PURSUE ACTIVITIES IN AN ATTEMPT TO SECURE FUNDING."**

City Clerk Erica Hill conducted the reading of Resolution 25-37 by title only.

Chief of Police Jim Wilson provided a review of the staff report included in the Council packet. The Missouri Coalition for Roadway Safety has awarded the Raymore Police Department a grant for $6,811. The funding from this grant is dedicated to the replacing of all 20 sets of collapsible traffic cones in patrol vehicles. The original cones were purchased approximately 15 years ago and many are now broken or damaged. The use of high-visibility, durable traffic cones can improve the overall flow of traffic around the investigation area, minimizing disruptions and protecting both the public and personnel involved, and improve officer and driver safety during traffic accident investigations.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Holman to approve the reading of Resolution 25-37 by title only.

**DISCUSSION:** None

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| **VOTE:** | Councilmember Abdelgawad | Aye |
| | Councilmember Baker | Aye |
| | Councilmember Barber | Aye |
| | Councilmember Burke III | Aye |
| | Councilmember Circo | Aye |
| | Councilmember Engert | Aye |

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| | Councilmember Holman | Aye |
| | Councilmember Mills | Aye |

**11. Public Comment**

**12. Mayor/Council Communication**

Mayor Turnbow and Councilmembers thanked citizens for participating in the public hearing this evening, encouraged attendance at the Citizens Police Academy, thanked Council and staff for the discussion on the sign changes, and noted the City has many avenues of communication.

**13. Adjournment**

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Holman to adjourn.

**DISCUSSION:** None

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| **VOTE:** | Councilmember Abdelgawad | Aye |
| | Councilmember Baker | Aye |
| | Councilmember Barber | Aye |
| | Councilmember Burke III | Aye |
| | Councilmember Circo | Aye |
| | Councilmember Engert | Aye |
| | Councilmember Holman | Aye |
| | Councilmember Mills | Aye |

The regular meeting of the Raymore City Council adjourned at 7:59 p.m.

Respectfully submitted,

Erica Hill
City Clerk